



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

November 12, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, November 12, 2020, at 7:00 p.m. in the Municipal Building, One Municipal Plaza, Freehold, New Jersey to consider the following. Formal action may be taken.

1. **Call meeting to order.**

2. **Notice of Open Public Meetings Law.**

“In accordance with the Open Public Meetings Law, (c.231.P.L. 1975), this meeting was announced by posting the notice on the bulletin board reserved for that purpose; by mailing such notice on January 17, 2020 to the official newspapers of the Township and by filing such notice with the Township Clerk.”

3. **Roll Call.**

4. **Pledge of Allegiance.**

RESOLUTIONS:

Variance Application

VAR# 019-20

DEMONTE, Martin & Theresa

Block 93.08, Lot 3 – 315 Valley View Circle

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bruno, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer and Mr Levy.

Amended Preliminary & Major Site Plan Application

SP# 283-5-20

Cusa Realty II, LLC

Block 49, Lot 46.01 – 225 Willowbrook Road

Members Eligible to vote: Mr. Bruno, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer and Mr Levy.

APPLICATIONS:

Variance Application

VAR# 026-20

BLATA, Dhurata

Block 36.01, Lot 9 – 40 Topaz Dr

Applicant is proposing to build a 400 sq ft (20' x 20') pavilion in the rear yard, where the maximum allowed is 192 sq.ft.



**Planning Board Agenda
November 12, 2020**

**Preliminary and Final Major Site Plan
Variance Application
RDM Group, LLC
Block 79 L 4 – 550 Halls Mill Road**

**SP# 526-1-20
VAR# 005-20**

Application to construct a 141,140 sf warehouse to be used for shipping and receiving with associated office space, and no on-site assembly or manufacturing. Site improvements include driveways, sidewalks, utilities and drainage.

**Preliminary and Final Major Site Plan Application
Variance Application
Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06 and 36.07 – 100 & 105 Gibson Place**

**SP# 907-1-20
VAR# 002-20**

Applicant seeking site plan approval to construct a 96,100 sq ft, storage facility, with 1,000 sq ft complimentary office space, and 60 outdoor parking storage spaces for recreational vehicles in the northwest areas of the site, on a 13.21 acre property. A self-storage use is not permitted in the Corporate Multi-use Zone District (CMX-2), of which the Applicant obtained “use” variance approval in December 2019.

**Minor Site Plan Application
Variance Application [“D” Variance]
Abundant Life, Church of God
Block 38, Lot 4 – 115 Colts Neck Rd**

**SP# 637-2-19
VAR# 025-20**

Applicant is seeking approval for the following building and site improvements: 1.) convert 741 sq ft of existing storage space into classrooms on the 2nd floor; 2.) construct a 12 ft x 16 ft (192 sf) shed to southeast of the church building; 3.) install HVAC equipment on a 10 ft x 18 ft (180 sq ft) concrete pad to southeast of the church building; 4.) install a back-up generator on a 7 ft x 12 ft (84 sf) concrete pad to southeast of the church building. A house of worship is a conditional use in the R-40 zone, of which approvals for non-conformities were obtained in March 1999 and October 2006 (building expansion).

**Variance Application [“D” Variance]
POLLOCK, William
Block 97, Lot 38.02 – 362 Brandon Blvd.**

VAR #024-20

The applicant proposes to construct a 1,000 sf one-story addition on the north side of existing single-family home. Applicant seeking variance relief for the FAR exceeding 21.78%, when 12% is permitted, and a lot coverage of 27.12%, when 25% is permitted.

DISCUSSION:

- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment